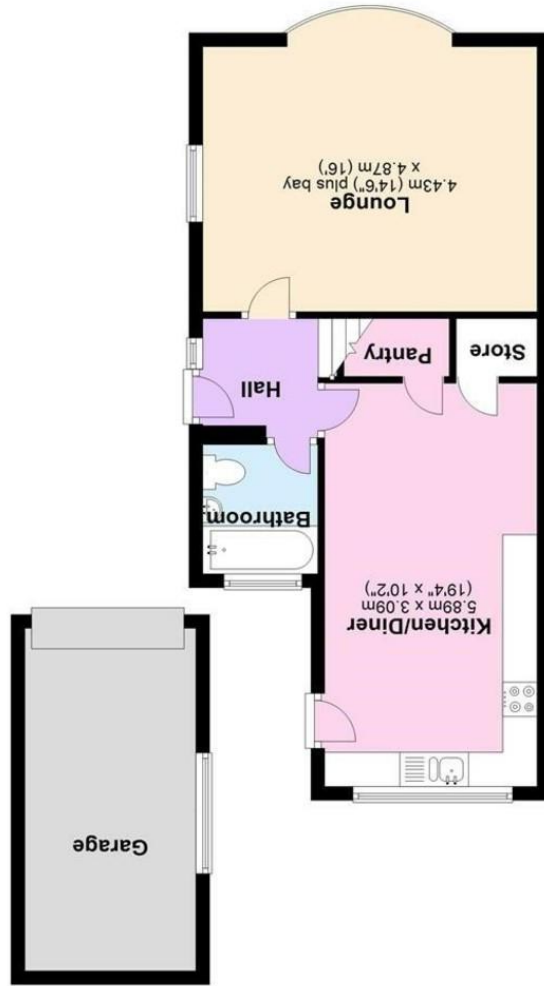
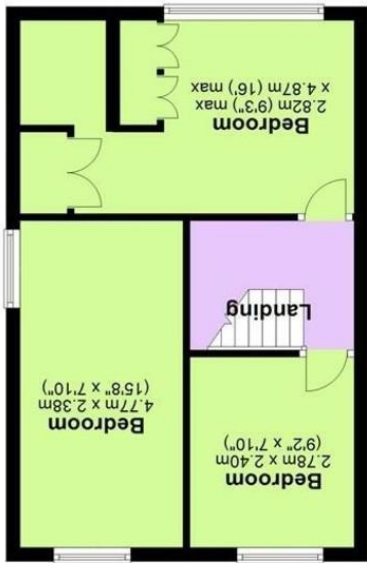
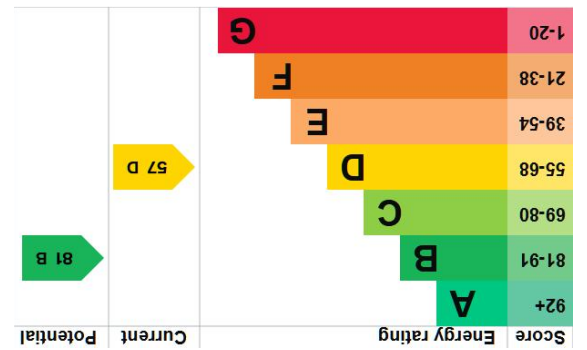


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

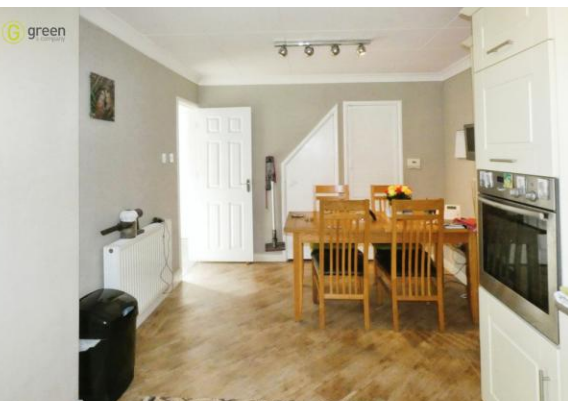
Total area: approx. 84.9 sq. metres (913.9 sq. feet)
 Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Plan produced using PlanUp.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyer.



Tamworth | 01827 68444 (option 1)



- EXTENDED KITCHEN DINER
- SPACIOUS LOUNGE
- DOWNSTAIRS BATHROOM
- THREE GOODSIZE BEDROOMS
- NEAT REAR GARDEN
- GARAGE

Wesley Way, Amington, Tamworth, B77 3JF

£230,000



Property Description

Well presented three bedroom semi detached family home. Close to local amenities and good school catchments viewing is essential.

Front garden lawned and shrub and plant borders. Approach via driveway door into:-

HALLWAY With stairs to first floor and doors to:-

DOWNSTAIRS BATHROOM With bath, wash hand basin, wc and double glazed window to rear.

SPACIOUS LOUNGE 14' 6" x 16' (4.42m x 4.88m) With double glazed bay window to front.

EXTENDED KITCHEN/DINER 19' 4" x 10' 2" (5.89m x 3.1m) Having a range of wall and base units, works surfaces, integrated oven, hob and extractor, fridge and dishwasher, plumbing for a washing machine, door leading to the garden and double glazed window to rear.

FIRST FLOOR

BEDROOM ONE 15' 8" x 7' 10" (4.78m x 2.39m) With fitted wardrobe, double glazed window to front and radiator.

BEDROOM TWO 9' 3" x 16' (2.82m x 4.88m) With double glazed window to rear, radiator and wardrobes.

BEDROOM THREE 9' 2" x 7' 10" (2.79m x 2.39m) With double glazed window to rear and radiator.

REAR GARDEN Low maintenance with shrub and plant borders.

GARAGE With power, lighting and up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property .
 Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.8Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
 Networks in your area - Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444